



**ఆంధ్రప్రదేశ్ రాజపత్రము**  
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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT**

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY CHANGE OF LAND USE FROM RESIDENTIAL LAND USE TO MIXED LAND USE TO AN EXTENT OF ACS. 22.19 CENTS IN SY. NO. 394, 395/P, 396/P & 397/P OF MADHURAWADA, VISAKHAPATNAM AS IT & ITES CITY WITH SUPPORTING HOSPITALITY, COMMERCIAL, SOCIAL AND RECREATIONAL INFRASTRUCTURE.

**[G.O.Ms.No.178, Municipal Administration & Urban Development (M) Department, 20<sup>th</sup> May, 2019]**

**APPENDIX**  
**NOTIFICATION**

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016

**VARIATION**

The site falling in Survey No. 394, 395P, 396P & 397P of Madhurawada (V), Visakhapatnam admeasuring an area of Acs. 22.19 Cts. The boundaries which are given in the scheduled below which was earmarked for Residential land use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Mixed land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam :-

**[1]**

The zoning regulations for mixed land use is as follows:-

Uses permitted:- All activities [except industries] permitted in Residential, Local commercial, Central commercial uses, Public & Semi public use zone are permissible.

Permissible uses on appeal of the VUDA:- All activities [except industries] permissible on appeal to the VUDA in Residential use, Local commercial use, Central commercial use, Public & Semi public use zone are permissible.

Uses prohibited:- All industrial uses are prohibited.

The change of land use proposal is subject to the following conditions:-

1. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
4. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

#### SCHEDULE OF BOUNDARIES

North : Kapuluppada Village Boundary.  
East : Devasthanam Land in S. No. 396p & 397p of Madhurawada (V).  
South : Haritha project in S. No. 395p & 397p of Madhurawada.  
West : S.No. 108p, Haritha Project and 100'-0" Road in S. No. 394p, 109p, 395p & 110p of Madhurawada.

R. KARIKAL VALAVEN  
SPECIAL CHIEF SECRETARY TO GOVERNMENT